



# TND ENGINEERING

TRAFFIC, TND, TRANSPORTATION AND CONSULTING

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Mr. Maxim Zakian  
Town Planner  
Kittery, Maine  
200 Rogers Road  
Kittery, Maine 03904

July 13, 2023

Re: 163 & 165 Rogers Road

Dear Max:

Since submitting the revised sketch plan for the above property, we have been successful in having the additional soils mapping completed by Mr. Michael Cuomo, Maine Certified Soil Scientist #211, and his report is attached.

As you will note, Mr. Cuomo found there are no very poorly drained soils on the property. In addition, all of the poorly drained soils are contained within the area mapped as wetlands, so those were not separately mapped.

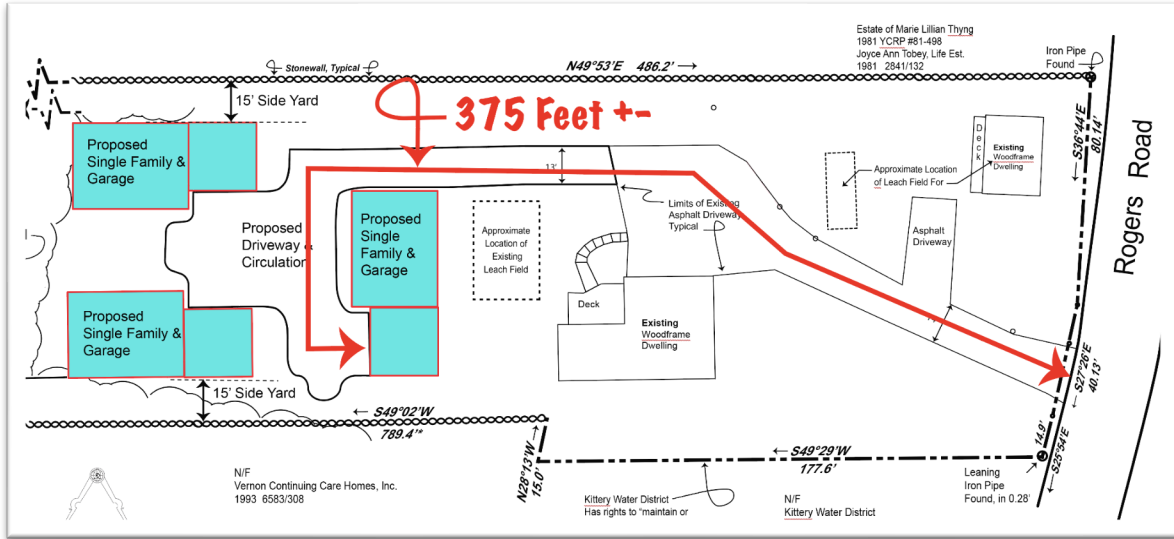
Accordingly, Mr. Cuomo flagged the limits of the somewhat poorly drained soils- which he also noted are not wetlands limits- on site earlier this week and I was able to locate and plot those flags on the base plan today.

There is a total area of 3,670 sq. ft. of somewhat poorly drained soils on site. Pursuant to 16.5.8 of the Town Code, I took the total site area and subtracted the wetlands and 50% of the somewhat poorly drained soils to determine the current proposal has a net residential acreage amount of 112,350 sq. ft. or 22,470 sq. ft. per dwelling (right).

<b>163 &amp; 165 Rogers Road</b>	<b>Square Feet</b>
Total Site Area	123,500
Very Poorly Drained Soils	-
Poorly Drained Soils	-
50% of Somewhat Poorly Drained Soils	1,835
Wetlands	9,315
<b>Net Residential Acreage</b>	<b>112,350</b>
<b>Sq. Ft. per Dwelling</b>	<b>22,470</b>

I have also checked the length of the driveway, and it is approximately 375 feet from Rogers Road along the driveway (existing and proposed) to the front of the furthest garage (see sketch from sketch plan below)- well below the 500' limit for

driveways. This, I believe, satisfies the driveway definition requirement and results in no deduction for driveway area from the net residential acreage.



The underlying requirement of a net area of 20,000 sq. ft. per unit is therefore met.

I will follow-up with a more detailed explanation later today or this evening, but the daily vehicle trips that will be generated but this proposal are below the 400/day threshold also in the Town Code.

Sincerely,

  
Chester "Rick" Chellman, P.E., P.L.S.

Email only copies to:  
Ledge Development. LLC

**Michael Cuomo, Soil Scientist**  
6 York Pond Road, York, Maine 03909  
207 363 4532  
mcuomosoil@gmail.com

Rick Chellman, P.E., P.L.S.  
TND Engineering  
224 State Street  
Portsmouth, NH 03801

10 July 2023

Dear Mr. Chellman;

This letter is in reference to the property at 163 and 165 Rogers Road, Kittery. On this date I inspected the property to determine the boundaries of the very poorly, poorly, and somewhat poorly drained soils, to assist you in calculating the Net Residential Density, as defined in Kittery Land Use 16.5.18.B(10) and (11).

I examined the soils on-site with a hand auger. I determined there are no very poorly drained soils on this site. The poorly drained soils are entirely within the wetlands flagged by others.

I identified two small areas of somewhat poorly drained soils on either side of the wetland. Flags Z1 to Z8 identify the somewhat poorly drained soil boundary on the north east side of the wetland. Flags Y1 to Y8 identify the somewhat poorly drained soil boundary on the south west side of the wetland. These are not wetland soils and my flag lines are not wetland boundary lines.

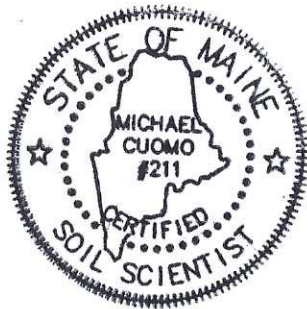
You will have to survey locate the flags so you can determine the exact area of the somewhat poorly drained polygons.

Please contact me if you have questions.

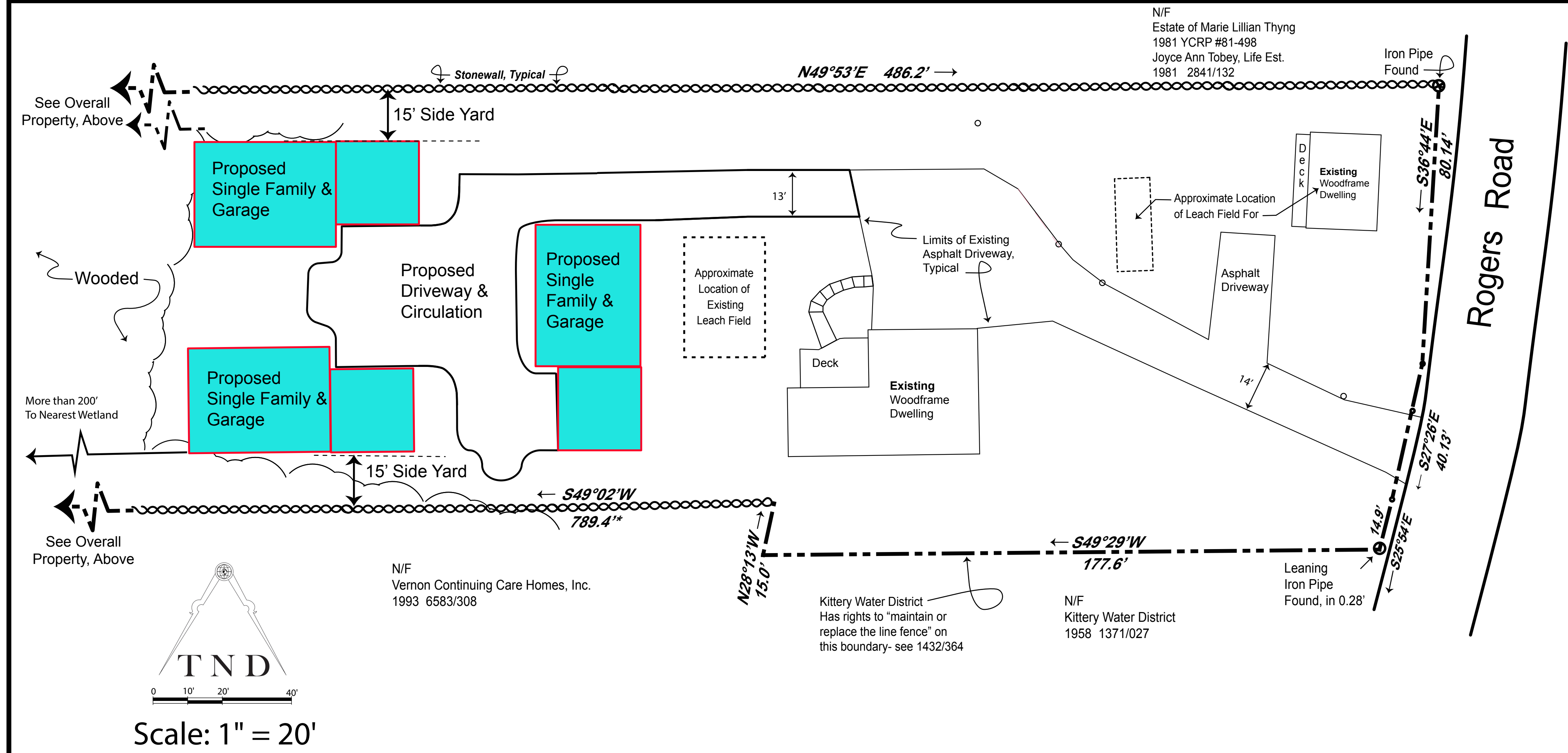
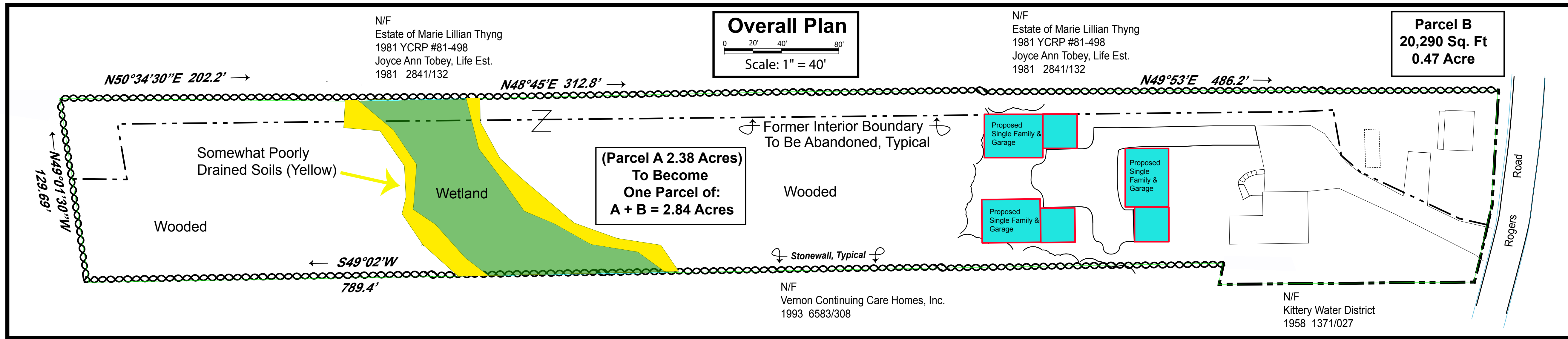
Sincerely



Michael Cuomo  
Maine Soil Scientist #211







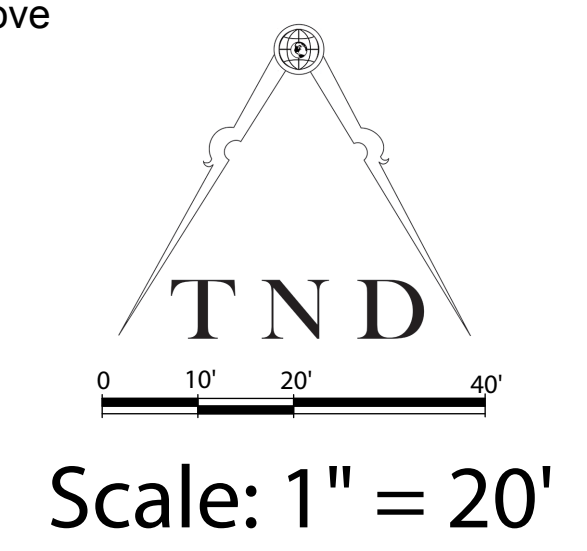
- REFERENCES**
- 1) "Survey of Property of Karen L. Bouffard" by Russell H. Caldwell, June, 1982; Approved by Kittery Planning Board 9/9/82, YCRD Book 120, Page 18.
  - 2) "Plan of Land of Weston Keyes and Penelope Brewster" by Civil Consultants, June 1986 YCRD 148/019.
  - 3) York County Registry of Deeds (YCRD).
  - 4) York County Registry of Probate (YCRP).

**Proposal**

**Description:**  
The existing property has 2 single family homes on 2 lots. This proposal is to merge the lots and construct 3 new, single-unit buildings to create a total of 5 condominium units on the existing total of 123,500 sq ft of land as one parcel with a shared driveway.

**Zoning:**  
Property Zone: R-U (Residential-Urban)  
Permitted Uses: Single-family and Multi-family Dwellings (§16.4.13 B.(5) & (6))  
Minimum Lot Size: 20,000 sq. ft./Dwelling (§16.4.13 D (2) (a))  
Minimum Yards: Front- 30 feet; Side- 15 feet (§16.4.13 D (2) (d) & (e))  
Minimum Frontage: 100 feet req. (§16.4.13 D (2) (c)) - 135.17' Existing

**Density Calculations:**  
Site Area: 123,500 sq. ft.  
Wetlands: 9,315 sq. ft. (mapped by Ambit Engineering)  
Soils: Poorly (inside wetlands), very poorly (none) & somewhat poorly drained (50% of 3,670 sq ft)= 1,835 sq. ft  
Net Area (sq. ft.): 123,500 - 9,315 - 1,835 = 112,350 sq ft or 22,470 sq. ft./Dwelling (Soils Mapping by Michael Cuomo)



**Scale Note:**  
This plan has been prepared to print at 1"=20' only if printed on 22" x 34" paper; printing on other sizes of paper or viewing digitally will change the scale reference accordingly.

Preparer:  
Chester Chellman, P.E., P.L.S.  
TND Engineering  
224 State Street  
Portsmouth, NH 03801  
603.479.7195

**Town of Kittery**  
**Approved**

By: \_\_\_\_\_ Date \_\_\_\_\_  
Its: \_\_\_\_\_

**Certification**  
This is a plan for subdivision-sketch plan review with the Town of Kittery. More details and information to follow.

June 22, 2023  
Chester E. Chellman, P.L.S.  
Seal

Plan of Subdivision-Sketch Plan Review  
For:  
**Ledge Development, L.L.C.**  
#163 & #165 Rogers Road  
(Tax Parcels 14-53 & 14-53-1)  
Kittery, Maine

Revised: July 13, 2023  
July 5, 2023  
June 22, 2023

TND Engineering